

125.A

0002

0014.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
694,500 / 694,500
694,500 / 694,500
694,500 / 694,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		NEWMAN WAY, ARLINGTON

OWNERSHIP

Owner 1:	LYNCH JANE	Unit #:	2
Owner 2:			
Owner 3:			
Street 1:	23 NEWMAN WAY #2		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	LYNCH PAUL/JANE -
Owner 2:	-
Street 1:	23 NEWMAN WAY #2
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 1970 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site		0	0.	0.00	7123																	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	690,600	3,900		694,500		199090
							GIS Ref
							GIS Ref
							Insp Date
							08/21/18



USER DEFINED

Prior Id # 1:	199090
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/11/20	00:08:48
LAST REV Date	Time
08/21/18	09:39:52
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date																
2020	102	FV	680,300	3900	.		684,200	684,200	Year End Roll	12/18/2019																
2019	102	FV	602,800	3900	.		606,700	606,700	Year End Roll	1/3/2019																
2018	102	FV	533,800	3900	.		537,700	537,700	Year End Roll	12/20/2017																
2017	102	FV	487,100	3900	.		491,000	491,000	Year End Roll	1/3/2017																
2016	102	FV	487,100	3900	.		491,000	491,000	Year End	1/4/2016																
2015	102	FV	450,500	3900	.		454,400	454,400	Year End Roll	12/11/2014																
2014	102	FV	430,200	3900	.		434,100	434,100	Year End Roll	12/16/2013																
2013	102	FV	430,200	3900	.		434,100	434,100		12/13/2012																

Parcel ID

125.A-0002-0014.0

!9713!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYNCH PAUL/JANE	63590-470		5/9/2014	Convenience		1	No	No	Paul Lynch d.o.d. 11/5/2011.
TATHAM JOSEPH C	43815-564		9/3/2004		459,900	No	No	Paul J Lynch d.o.d.11/5/2011. Bk 63590 Pg 467	
STECKEL JR CHAR	28658-325		6/2/1998		267,500	No	No	Y	

TAX DISTRICT

PAT ACCT.

Date	Result	By	Name
8/21/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good			CONDO CONVERSION 1997, Building Number 1.										
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good													
Color: WHITE				A Kits:	Rating:													
View / Desir:				Fpl: 1	Rating: Good													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C+ - Average (+)				COND INFORMATION														
Year Blt: 1925	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct:	Fact: .			Floor: 2 - 2nd Floor														
Const Mod:				% Own: 60.000000000														
Lump Sum Adj:				Name: 163 - 7123														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	7	4	2					
Sec Int Wall:		%		Economic:				Additions:										
Partition: T - Typical				Special:				Kitchen:										
Prim Floors: 3 - Hardwood				Override:				Baths:										
Sec Floors:		%		Total:	18.6 %			Plumbing:										
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 295.00				Heating:										
Bsmnt Gar:				Size Adj.: 1.18299484				General:										
Electric: 3 - Typical				Const Adj.: 0.98990101														
Insulation: 2 - Typical				Adj \$ / SQ: 345.459														
Int vs Ext: S				Other Features: 90750														
Heat Fuel: 1 - Oil				Grade Factor: 1.10														
Heat Type: 5 - Steam				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO		Adj Total: 848435														
% Com Wall		% Sprinkled:		Depreciation: 157809				Juris. Factor:		Before Depr: 380.01								
				Depreciated Total: 690626				Special Features: 0		Val/Su Net: 350.56								
								Final Total: 690600		Val/Su SzAd: 350.56								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 125.A-0002-0014.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	10X20	A	GD	1930	27.50	T	30	102			3,900		3,900	
More: N	Total Yard Items:	3,900		Total Special Features:					Total:			3,900		AssessPro Patriot Properties, Inc				